City of Ocala
Community Redevelopment Agency
201 SE 3rd Street, Ocala, FL 34471

M E M O R A N D U M

DATE	January 15, 2025
TO:	East Ocala CRA Advisory Committee
FROM:	Marie Mesadieu, Economic Development Specialist
RE:	East Ocala Residential Property Improvement Grant Application CRA24-0012

Address: 214 NE 11th Avenue (Parcel: 2834-003-009)

Applicants: Peter Coles and Linda Letcher

Project Description: The applicants are requesting a grant to repair the existing shingle portion, and to replace the metal portion of the roof**.** A summary of the work items and quotes received are presented in the attached table.

Findings and Conclusion:

- The home was built in 1931, and the applicants acquired it about 2 years ago.
- The applicants have made improvements to the property since it was acquired, however, they were unaware of the CRA grant program.
- The home was featured on the Historic Ocala Preservation Society (HOPS) tour in June 2023.
- The roof has issues arising from the last reroof done in 2019, by the previous property owner.
- The improvements will increase the home's energy efficiency and improve the visual appearance of the home.
- The roof type will remain the same, shingle and metal.
- The application meets the requirements of the grant program and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on December 10, 2024. The applicant initially requested to replace both sections of roof. During the site visit, the GRC recommended revising the scope to facilitate repairing the shingle portion and replacing the metal section of the roof, instead of a complete replacement. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application form, cost estimates, photographs of existing conditions, and Marion County Property Appraiser's property report card.

Ocala Community Redevelopment Agency
Project Cost Summary

Application ID: CRA24-0012
Address: 214 NE 11th Avenue
CRA subarea: East Ocala

No.	Eligible work item	High quote	Low quote
1	Roof Repair	$ 3,800.00	$ 2,395.00
2	Roof Replacement	$ 7,500.00	$ 6,500.00
	Total	**$ 11,300.00**	**$ 8,895.00**
	Maximum CRA grant that can be awarded based on 75% match.		**$ 6,671.25**

Image 1 -Existing condition.

Image 2 -Existing condition - metal section.

Image 3 -Existing conditions – metal section.

Image 4 -Existing condition.

Image 5 - Existing condition - shingle section.

Image 6 - Existing condition - shingle section.

Image 7 - Existing condition - shingle section.

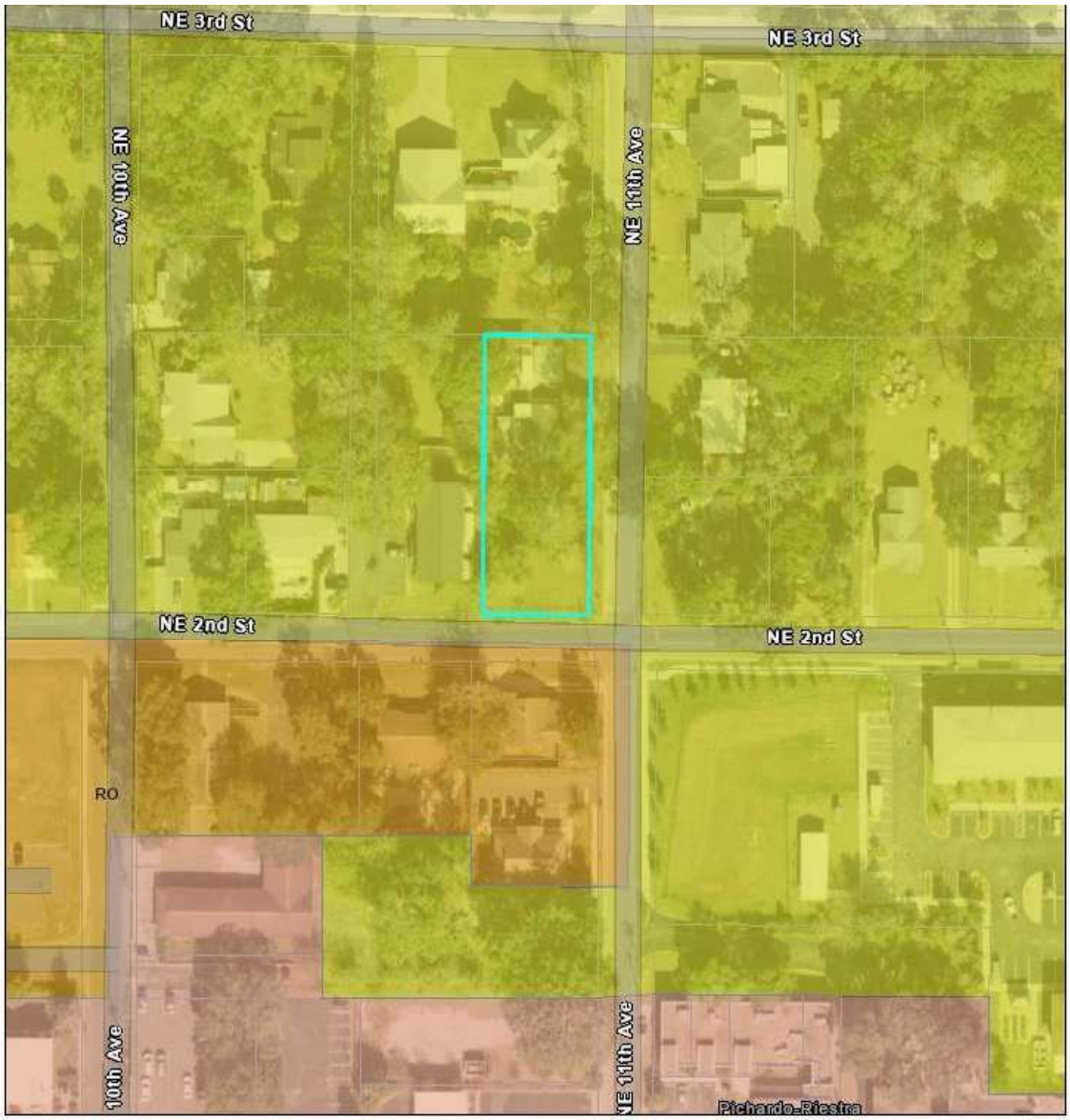
12/3/2024, 12:59:18 PM

City Limits

1:1,403

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km



12/3/2024, 1:00:14 PM

1:1,403

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Zoning

RO:Residential Office

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: Re-ROOFING Coles-Letcher

Project Address: 214 NE 11th AVE OCALA, FL 34470

Parcel Number: R2834-003-009

APPLICANT INFORMATION

Applicant's Name:
Peter Coles and LINDA Letcher

Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): N/A

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____

OUR Phone number: 727-434-6445 Fax: _____

OUR E-mail address: HOOVERCAT99@YAHOO.COM

How long have you owned / lived at the current location? 2yrs 4months

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

We are in dire need of a new ROOF. IT IS A MIX OF SHINGLE & OLD METAL. IT IS LEAKING & WARPING. ROOFERS ADVISED THAT PRIOR WORK WAS DONE IMPROPERLY. IT HAS 2 LAYERS OF SHINGLES PLACING EXTRA WEIGHT ON THE FOUNDATION (WHICH WE REPAIRED EARLIER THIS YEAR)

Would the proposed improvements be made without the assistance of the grant program? If not, please explain.

WE CAN'T AFFORD A NEW ROOF. WE ARE SENIORS LIVING ON A FIXED INCOME (SOCIAL SECURITY). WE HAVE WORKED TIRELESSLY TO TRANSFORM OUR HOME FROM A NEIGHBORHOOD EYESORE INTO A BEAUTIFUL PREMIER PROPERTY ON A BUSY INTERSECTION. WE ARE COMMITTED TO SAVING OUR 100 YR OLD HOME WHICH WAS FEATURED ON the HOPS historic home tour in MAY 2023

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. $15,900

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? $11,925 (75%)

Anticipated start date: FEB 2025* Anticipated completion date: Within 1 wk of start date

* Dependent upon grant approval date

Applicant

I, Peter Coles & Linda Letcher, owner/occupant of building at 214 NE 11th AVE, OCALA, FL 34470, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature: P. Coles Linda Letcher

Date: 11/27/2024

Property Information – For staff use only

Is the property assessed Marion County property taxes? (Y) / N

Are property taxes paid up to date? (Y) / N

Is the property in condemnation or receivership? Y / (N)

Is there an active City code enforcement case on the property? Y / (N)

Is the building on the National Register of Historic Places? Y / (N)

NORTHWEST FLORIDA OFFICE:
(850)588-6388
3604 W. HWY 390
PANAMA CITY, FLORIDA 32405

SOUTHWEST FLORIDA OFFICE:
(941)445-0779
3941 TAMIAMI TRAIL
SUITE 3123
PUNTA GORDA, FLORIDA 33950

Certified Opp

CERTIFIED ROOFING SOLUTIONS, LLC
"When Quality and Experience Matters"
Fully Licensed, Bonded & Insured
#CCC1326502 / #CGC058533
Email: info@certifiedroofingsolutionsllc.com

NORTH CENTRAL FLORIDA OFFICE:
(352)304-6441
737 N. MAGNOLIA AVENUE
OCALA, FLORIDA 34475

CENTRAL FLORIDA OFFICE:
(407)907-4722
1220 WINTER GARDEN VINELAND ROAD
SUITE 108
WINTER GARDEN, FLORIDA 34787

We Accept

Proposal Date: 12/10/2024

AGREEMENT TO:

Peter Coles
Customer | Owner ☑ Same As Customer | Job #

(727) 434-6445
Primary Phone | E-mail: hoovercat99@yahoo.com

Address | Job Address ☑ Same as Customer: 214 Northeast 11th Avenue, Ocala, FL 34470

City | State | Zip | County | Subdivision

Job Information
☑ Residential ☐ Commercial ☐ Gutters ☐ Leaf Guards ☐ Fascia ☐ Soffit ☐ Siding ☑ Roof Repair
☑ 1-Story ☐ 2-Story ☐ _____

Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of 75 per 100ft², per additional layer. _____ INT

☑ Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. _____ INT

☑ Inspect all flashings. All damaged flashings will be replaced at a rate of $20/LF and will be billed additionally. _____ INT

Scope of Work: Remove Chimney and non operational Electric Mast and replace Vent pipe boots

Remove Chimney above roof decking and close opening and reshingle

Remove Non operational electric mast, close opening and reshingle

Remove and replace 2 lead vent pipe boots with GAF Bullet Boots

Remove and dispose of all work related debris.

ALL WORK COVERED BY A 1 YEAR WORKMANSHIP WARRANTY.

Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. _____ INT

Additional Information: ***CHIMNEY BELOW THE DECKING MUST BE REMOVED BY HOMEOWNER PRIOR TO CHIMNEY REMOVAL ABOVE ROOF DECKING.

Job Pricing:

1x6 Decking & Sheathing Board - $4/LF	D&R Metal Fascia - $2.50/LF	1/2" CDX Plywood - $ 100
1x4/1x6/1x8 Fascia Board Replacement - $8/LF	D&R Soffit - $3/FT²	3/4" CDX Plywood - $ 120
2x4/2x6 Fascia Board Replacement - $9/LF	*Vinyl or Aluminum Only*	Nailers - $2.50/LF
Insulation Board (if required per code) - $3-5/FT²	D&R Gutter Guards - $2/LF	Rafter Scabs - $7/LF

Payment due in full 3 days after completion.
Late fees apply. Credit card fee is 2%. _____ INT

Agreement executed in duplicate,
one copy of which was delivered to,
and receipt is hereby acknowledged by Buyer,
this 10 day of December, 2024.

This proposal is subject to acceptance within 15 days
& is void thereafter at the option of CRS, LLC.
Approved and Accepted: Certified Roofing Solutions, LLC.

	Repair /
Total Price of Work Excluding Wood	$ 2295
Miscellaneous Items	$ 0
Amount of Woodwork Included	$ 100
	$ 0
Less Deposit	$ 0
Balance owed Excluding Wood	$ 2395
Proposal Accepted (Int.)	

By: Certified Roofing Solutions, LLC Central FL (X) _____
Owner-Buyer Signature | Date

Salesman: Pete Berkman - Business Development (X) _____
Owner-Buyer Signature as Agent for all owners | Date

Sign & return white copy to: Certified Roofing Solutions, LLC
All debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.

Name Peter coles **phone number** (727) 434-6445

address 214 ne 11 ave ocala **email** hoovercat99@yahoo.com

Permit, complete magnetized clean up and caring is included on all jobs

1. We are going to remove your roof covering down to the plywood.
   Estimated size 24 Number of layers to remove 2

2. The plywood will then be inspected, nailed off per Florida code with 2 3/8 nails and any rotten or damaged wood will be replaced at an added cost of 70.00 per sheet of plywood and 7.00 per lineal foot of stick lumber not included in given price. No extra cost for the first 2 sheets of plywood.

3. The roof will then be covered with waterproof underlayment and the valleys will have ice and water shield installed. Underlayment type Synthetic Rolls of valley needed 1 .

4. The existing drip edge will bereplaced size 5" color white style woodgrain

5. All plumbing pipes will have new lead flashings installed. 1.5"1 2" 1 3"0

6. Install new architectural, lifetime (50 year), shingles with a 6 nail pattern.
   shingle brand other, notes shingle color O

7. Replace and/add ridge roof ventilation for proper venting.
   Shingle over ridge vent footage 40 Off ridge vent amount

   5 year workmanship warranty

Special notes

Remive metal porch fix and wood and install new master rib on porches 6500

To remove chimney and powerpole and fill gaps with wood and shingles 3800

Cost to perform work as outlined above: $10300

We have all of the proper isurance and all of our employees are covered.
Workers compensation (888) 828-5511 (if a person gets hurt)
Liability insurance (305) 423-0350 (if property gets damaged)

OWENS CORNING

NORTHWEST FLORIDA OFFICE:
(850)588-6388
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PANAMA CITY, FLORIDA 32405

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Fully Licensed, Bonded & Insured
#CCC1326502 / #CGC058533
Email: info@certifiedroofingsolutionsllc.com

MasterElite — We Accept

Proposal Date: 12/10/2024

AGREEMENT TO:

Peter Coles
Customer

Owner ☑ Same As Customer — Job #

(727) 434-6445
Primary Phone

hoovercat99@yahoo.com
E-mail

Address

214 Northeast 11th Avenue, Ocala, FL 34470
Job Address ☑ Same as Customer

City — State — Zip — County — Subdivision

Job Information
☑ Residential ☐ Commercial ☐ Gutters ☐ Leaf Guards ☐ Fascia ☐ Soffit ☐ Siding ☑ Roof Repair
☑ 1-Story ☐ 2-Story ☐ _____

Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of $75 per 100ft², per additional layer. _____ INT

☑ Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. _____ INT

☑ Inspect all flashings. All damaged flashings will be replaced at a rate of $20/LF and will be billed additionally. _____ INT

Scope of Work: Remove and replace existing metal roof with Exposed Fastener metal roof

Remove up to 540 square feet of existing metal roof on back of house.

Inspect wood decking and replace as needed, $600 wood allotment included. Additional will require change order

Install Galvalume 26g Exposed Fastener metal roof up to 540square feet in area of removed metal roof.

Pull required permit

Remove and dispose of all work related debris.

ALL WORK COVERED BY A _____ YEAR WORKMANSHIP WARRANTY.

Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. _____ INT

Additional Information: Customer responsible to remove antiques and decorations near work area.
SAT dish on roof will be remove and not reinstalled.
$600 wood allotment included, any unused portion will be credited back to final total.

Job Pricing:

1x6 Decking & Sheathing Board - $4/LF
1x4/1x6/1x8 Fascia Board Replacement - $8/LF
2x4/2x6 Fascia Board Replacement - $9/LF
Insulation Board (if required per code) - $3-5/FT²

D&R Metal Fascia - $2.50/LF
D&R Soffit - $3/FT²
**Vinyl or Aluminum Only*
D&R Gutter Guards - $2/LF

1/2" CDX Plywood - $ 100
3/4" CDX Plywood - $ 120
Nailers - $2.50/LF
Rafter Scabs - $7/LF

Payment due in full 3 days after completion.
Late fees apply. Credit card fee is 2%. _____ INT

Agreement executed in duplicate,
one copy of which was delivered to,
and receipt is hereby acknowledged by Buyer,
this 10 day of December, 2024.

This proposal is subject to acceptance within 15 days
& is void thereafter at the option of CRS, LLC.
Approved and Accepted: Certified Roofing Solutions, LLC.

26g Exposed Fastener

Total Price of Work Excluding Wood	$ 6900
Miscellaneous Items	$ 0
Amount of Woodwork Included	$ 600
	$ 0
Less Deposit	$ 0
Balance owed Excluding Wood	$ 7500

Proposal Accepted (Int.) _____

By: Certified Roofing Solutions, LLC Central FL (X) _____
Owner-Buyer Signature — Date

Salesman: Pete Berkman - Business Development (X) _____
Owner-Buyer Signature as Agent for all owners — Date

Sign & return white copy to: Certified Roofing Solutions, LLC
All debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.

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address 214 ne 11 ave ocala **email** hoovercat99@yahoo.com

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5. All plumbing pipes will have new lead flashings installed. 1.5"1 2"1 3"0

6. Install new architectural, lifetime (50 year), shingles with a 6 nail pattern.
   shingle brand other, notes shingle color 0

7. Replace and/add ridge roof ventilation for proper venting.
   Shingle over ridge vent footage 40 Off ridge vent amount

5 year workmanship warranty

Special notes

Remive metal porch fix and wood and install new master rib on porches 6500

To remove chimney and powerpole and fill gaps with wood and shingles 3800

Cost to perform work as outlined above: $10300

We have all of the proper isurance and all of our employees are covered.
Workers compensation (888) 828-5511 (if a person gets hurt)
Liability insurance (305) 423-0350 (if property gets damaged)

OWENS CORNING

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

2834-003-009

GOOGLE Street View

Prime Key: 1239826

MAP IT+

Property Information

COLES PETER
LETCHER LINDA ANTONINETTE
214 NE 11TH AVE
OCALA FL 34470-6722

Taxes / Assessments: $2,022.72
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .35

Situs: Situs: 214 NE 11TH AVE OCALA

Current Value

Land Just Value	$39,135		
Buildings	$122,381		
Miscellaneous	$1,483		
Total Just Value	$162,999	Impact	($23,887)
Total Assessed Value	$139,112	Ex Codes: 01 38	
Exemptions	($50,000)		
Total Taxable	$89,112		
School Taxable	$114,112		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$39,135	$122,381	$1,483	$162,999	$139,112	$50,000	$89,112
2023	$39,135	$123,005	$1,784	$163,924	$135,060	$50,000	$85,060
2022	$39,135	$63,800	$2,013	$104,948	$104,948	$0	$104,948

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7849/0744	08/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$265,000
7402/0837	02/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	$115,000
7402/0836	12/2008	71 DTH CER	0	U	I	$100
3708/0107	05/2004	90 ABROGTN	0	U	I	$100
2626/1233	03/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$32,000
1925/0886	05/1993	07 WARRANTY	0	U	I	$100
1889/0535	12/1992	07 WARRANTY	0	U	I	$100
1839/2064	06/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	$35,000
1386/1698	11/1986	07 WARRANTY	0	Q	I	$32,900

Property Description

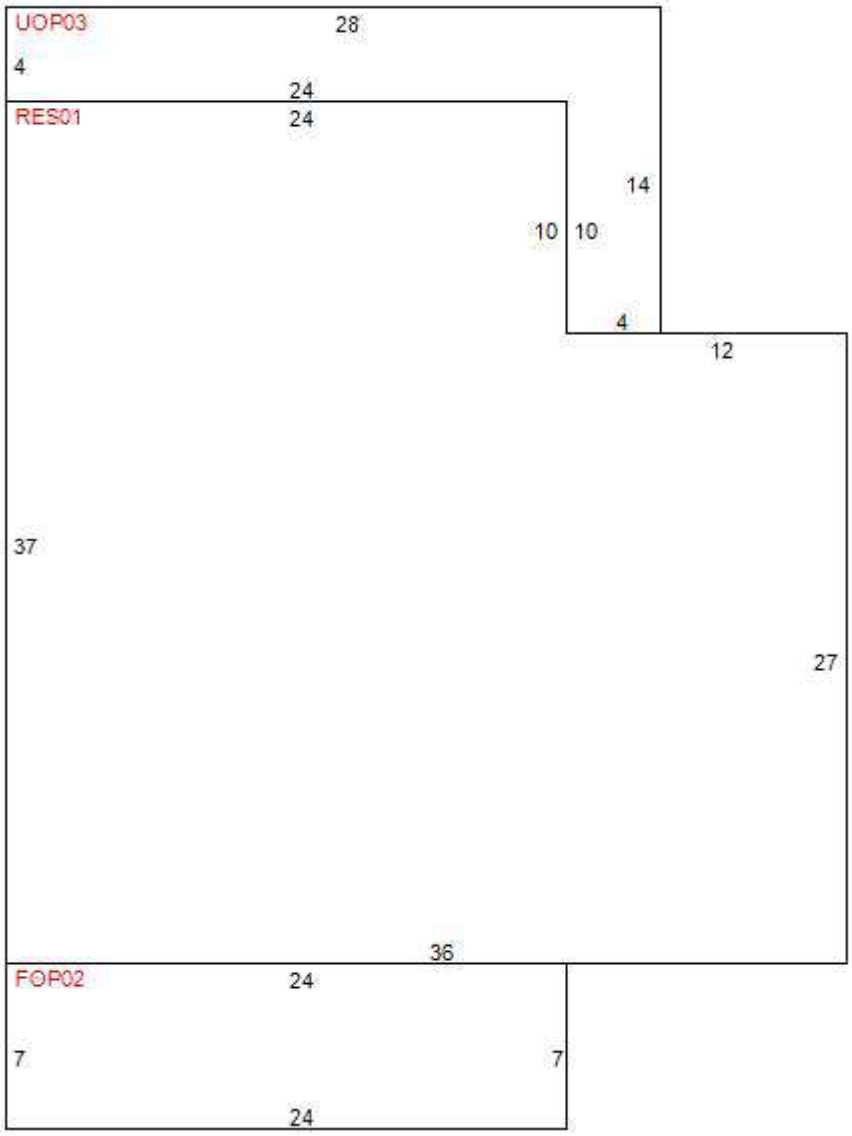
SEC 17 TWP 15 RGE 22
PLAT BOOK A PAGE 101
OAK PARK CALDWELLS ADD OCALA
BLK C LOT 9 &
THE S 10 FT OF ALLEYWAY LYING N OF LOT 9

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		77.0	200.0	R3	77.00	FF	475.0000	1.00	1.07	1.00	39,135	39,135
Neighborhood 4701 - LYNWOOD PARK REPLAT+											Total Land - Class	$39,135
Mkt: 8 70											Total Land - Just	$39,135

Traverse

Building 1 of 1
RES01=R36U27L12U10L24D37.
FOP02=D7R24U7L24.U37
UOP03=R24D10R4U14L28D4.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 4/12/2023 by 218

Year Built 1931
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 146

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.00	1931	N	0 %	0 %	1,212	1,212
FOP 0201	- NO EXTERIOR	1.00	1931	N	0 %	0 %	168	168
UOP 0301	- NO EXTERIOR	1.00	1931	N	0 %	0 %	152	152

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	240.00	SF	5	2003	1	0.0	0.0
114 FENCE BOARD	40.00	LF	10	2003	4	0.0	0.0
105 FENCE CHAIN LK	315.00	LF	20	2000	1	0.0	0.0
UDU UTILITY-UNFINS	108.00	SF	40	2003	1	12.0	9.0
048 SHED OPEN	378.00	SF	15	2009	1	21.0	18.0

Total Value - $1,483

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-1061	5/22/2019	-	ROOF
OC00067	1/1/1999	-	RSRA
OC01287	8/1/1991	-	BLDG01= ROOF

Cost Summary

Buildings R.C.N.	$131,314	5/22/2023
Total Depreciation	($35,454)	
Bldg - Just Value	$95,860	
Misc - Just Value	$1,483	5/3/2023
Land - Just Value	$39,135	2/23/2024
Total Just Value	$136,478	.

Bldg Nbr	RCN	Depreciation	Depreciated
1	$131,314	($35,454)	$95,860